1985 ALBERTA HOUSE COST COMPARISON STUDY

Single Detached Dwelling

Alberta
DEPARTMENT OF HOUSING

1985 ALBERTA HOUSE COST COMPARISON STUDY

Single - Detached Dwelling

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PREFACE

The main purpose of the 1985 Alberta House Cost Comparison Study is to provide estimates of the hard construction costs of a prototypical single-detached dwelling and a 24-unit walk-up apartment in nine urban centres in this Province.

The study also compares 1985 residential construction costs with those of previous years in the selected urban centres. Most emphasis is given to a comparison of 1985 with 1984 costs and the study includes an analysis of these differences.

The Alberta Department of Housing has commissioned similar studies for the past seven years. The 1985 study has been carried out by Jubilee Consultants and is documented in three reports:

1985 Alberta House Cost Comparison Study: Executive Summary
1985 Alberta House Cost Comparison Study: Single-Detached Dwelling
1985 Alberta House Cost Comparison Study: Walk-Up Apartment

Additional copies of any of these reports can be ordered from:

ALBERTA DEPARTMENT OF HOUSING
Research and Development Branch
10050 - 112 Street
Edmonton, Alberta
T5K 2J1

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Objectives

The objectives of the 1985 Alberta House Cost Comparison Study are as follows:

1. To determine 1985 hard residential construction costs in selected urban centres in Alberta.
2. To determine reasons for differences in residential construction costs in the selected centres.
3. To carry out detailed comparisons of 1985 residential construction costs with 1984 residential construction costs in the selected centres.
4. To determine and comment on residential construction cost trends over the last seven years in the selected centres.

1.2 Scope of Work

The 1985 Alberta House Cost Comparison Study examines the construction costs of a typical single-detached dwelling and a twenty-four unit walk-up apartment building.

The study has been documented in three reports: an Executive Summary, a report on a typical single-detached dwelling and a report on a walk-up apartment. This report deals with the single-detached dwelling.

The study examines building construction costs in the following centres:

1. Edmonton
2. Calgary
3. Red Deer
4. Fort McMurray
5. Grande Prairie
6. Hinton
7. Lethbridge
8. Medicine Hat
9. Lloydminster

1.0 INTRODUCTION

1.2 Scope of Work (continued)

The cost analysis for both the single-detached dwelling and the walk-up apartment examines the building construction cost differences between each of the centres and highlights the reasons for those differences with reference to such factors as:

a) material costs,
b) labour costs, and
c) building features and inclusions.

The cost estimates of the single-detached dwelling for each centre include all structural, finishing, mechanical and electrical work as shown on the drawings and included in the specifications, and site overhead. The estimates exclude the following items:

a) cost of land and site clearance,
b) site servicing costs,
c) site development costs,
d) design fees and expenses,
e) legal fees and expenses,
f) marketing and real estate financing costs,
g) appliances: (fridge and stove), and
h) general contractor's overhead and profit.

1.0 INTRODUCTION

1.3 Drawings

The drawings used in the study for the single-detached dwelling include:

1) floor plans for the basement and main floor,
2) building elevations, and
3) building sections.

These drawings are included in the appendix.

1.4 Approach

The building construction costs are detailed in the report under the headings of labour and material/equipment costs. Labour rates used in the report are either those established by the trade union concerned, or by the market where trade union rates do not apply. In most cases, a realistic assessment of labour rates has been established by examining the circumstances of the particular sub-trade within the building industry. Material prices have been evaluated from building materials suppliers' lists. Average discounts are applied in order to establish a realistic market price for the materials to contractors.

The cost data are assembled by sub-trade and presented in 22 trade categories. The sub-trade operations are combined within each trade category in order to reflect current estimating practices within the industry.

1.0 INTRODUCTION

1.4 Approach (continued)

A computer program was developed in order to collate and present the cost data which were assembled for the nine centres. The quantities and trade descriptions were initially established for the prototypical house and apartment building. The cost data applicable to relevant quantities and trade descriptions for each centre were then processed by the computer.

The cost effects of market forces and building industry conditions are addressed in the 'Commentary' section of this report.

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

2.0 SUMMARY OF FINDINGS FOR THE SINGLE-DETACHED DWELLING

TABLE SD. 1 : Total Building Costs

ITEM	EDMONTON		CALGARY		RED DEER		FORT McMURRAY		GRANDE PRAIRIE		HINTON		LETHBRIDGE		MEDICINE HAT		LLOYD-MINSTER	
ELEMENT	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%	TOTAL $	%
Labour	9,798	26.3	9,594	25.7	10,385	27.1	12,991	28.5	11,563	27.0	11,764	28.2	10,876	27.5	10,886	27.5	12,008	28.1
Material *	27,471	73.7	27,747	74.3	27,991	72.9	32,573	71.5	31,222	73.0	29,896	71.8	28,610	72.5	28,635	72.5	30,741	71.9
Total 1985	37,269	100.0	37,341	100.0	38,377	100.0	45,564	100.0	42,785	100.0	41,660	100.0	39,485	100.0	39,521	100.0	42,749	100.0
Cost per m2	$372.69		$373.41		$383.77		$455.64		$427.85		$416.60		$394.85		$395.21		$427.49	
Cost per SF	$34.62		$34.69		$35.62		$42.33		$39.75		$38.70		$36.68		$36.72		$39.71	
Total 1984	$35,764		$35,529		$36,540		$45,129		$42,601		$41,421		$38,733		$39,743		$42,351	
Changes From 1984	4.2%		5.1%		5.0%		1.0%		0.4%		0.6%		1.9%		-0.6%		0.9%	

NOTES: * Material cost includes 38 x 140mm (2x6) exterior wall

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 2 : Comparative Cost Ratios *

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
EDMONTON	1.00	1.00	1.03	1.22	1.15	1.12	1.06	1.06	1.15
CALGARY	1.00	1.00	1.03	1.22	1.15	1.12	1.06	1.06	1.14
RED DEER	0.97	0.97	1.00	1.19	1.12	1.09	1.03	1.03	1.12
FORT McMURRAY	0.82	0.82	0.84	1.00	0.94	0.91	0.87	0.87	0.94
GRANDE PRAIRIE	0.87	0.87	0.90	1.06	1.00	0.97	0.92	0.92	1.00
HINTON	0.89	0.90	0.92	1.09	1.03	1.00	0.95	0.95	1.03
LETHBRIDGE	0.94	0.95	0.97	1.15	1.08	1.06	1.00	1.00	1.08
MEDICINE HAT	0.94	0.94	0.97	1.15	1.08	1.05	1.00	1.00	1.08
LLOYD-MINSTER	0.87	0.87	0.90	1.07	1.00	0.97	0.92	0.92	1.00

* Entries refer to the ratio of the price for a city in the top row of the table divided by a price for the city listed in the column. For example, Red Deer costs are 1.03 times Edmonton costs.

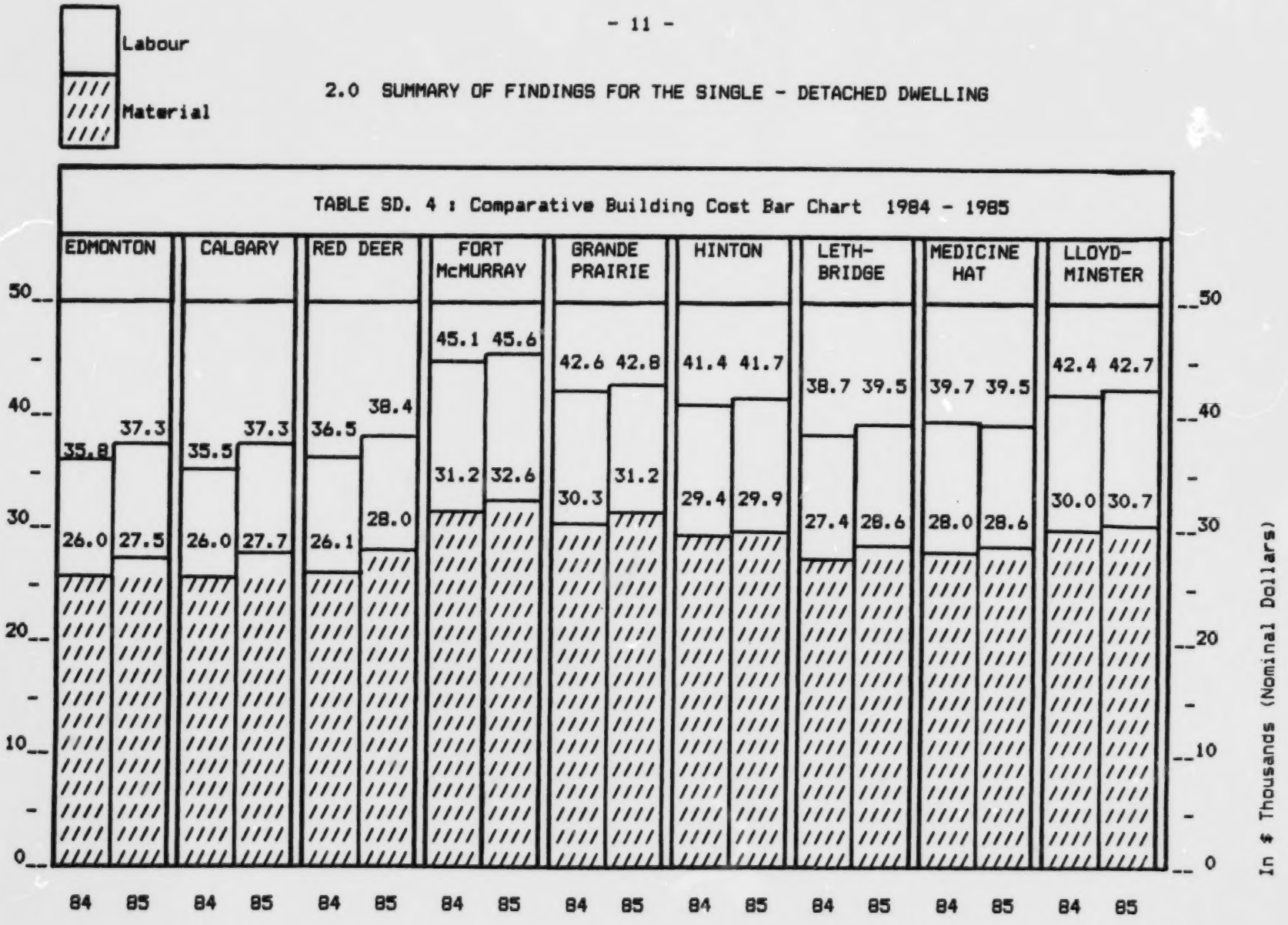
2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 3 : Comparative Cost Table 1984 - 1985

LOCATION	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Labour Cost									
1985	$9,798	$9,594	$10,385	$12,991	$11,563	$11,764	$10,876	$10,886	$12,008
1984	$9,716	$9,567	$10,392	$13,937	$12,258	$12,062	$11,328	$11,750	$12,347
Difference	$82	$27	($7)	($946)	($695)	($298)	($452)	($864)	($339)
% Difference	0.8%	0.3%	-0.1%	-6.8%	-5.7%	-2.5%	-4.0%	-7.4%	-2.7%
Mat'l. Cost*									
1985	$27,471	$27,747	$27,991	$32,573	$31,222	$29,896	$28,610	$28,635	$30,741
1984	$26,048	$25,962	$26,148	$31,192	$30,343	$29,359	$27,405	$27,993	$30,004
Difference	$1,423	$1,785	$1,843	$1,381	$879	$537	$1,205	$642	$737
% Difference	5.5%	6.9%	7.0%	4.4%	2.9%	1.8%	4.4%	2.3%	2.5%
Total Cost									
1985	$37,269	$37,341	$38,377	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749
1984	$35,764	$35,529	$36,540	$45,129	$42,601	$41,421	$38,733	$39,743	$42,351
Difference	$1,505	$1,812	$1,837	$435	$184	$239	$752	($222)	$398
% Difference	4.2%	5.1%	5.0%	1.0%	0.4%	0.6%	1.9%	-0.6%	0.9%

NOTE : * Material cost includes 38 x 140mm exterior wall

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING



2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD. 5 : Comparative Total Building Costs 1979 - 1985 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$32,057	$29,545	$28,810	$31,431	$37,364	$34,348	-	$30,651	$32,249	-
1980	$38,991	$36,239	$34,964	$37,206	$45,747	$42,143	-	$38,055	$38,586	-
1981	$42,304	$39,925	$39,578	$40,159	$48,339	$44,655	-	$41,910	$41,561	-
1982	$41,029	$37,732	$36,894	$40,432	$46,257	$40,814	$42,453	$41,546	$42,102	-
1983	$38,565	$35,723	$34,953	$36,941	$43,021	$40,449	$39,676	$38,427	$39,326	-
1984	$39,757	$35,764	$35,529	$36,540	$45,129	$42,601	$41,421	$38,733	$39,743	$42,351
1985	$40,523	$37,269	$37,341	$38,337	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in the 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

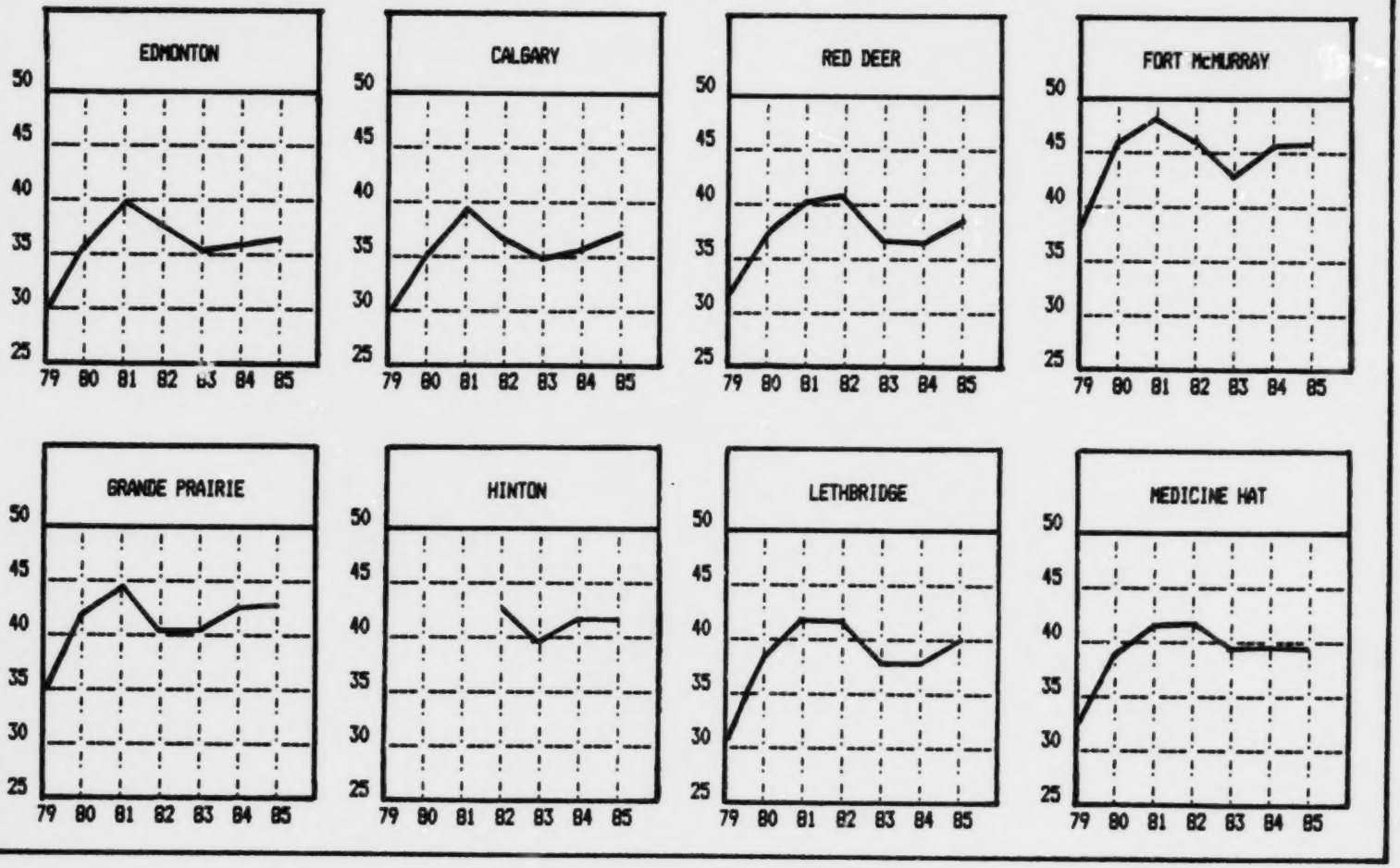
Table SD. 6 : Comparative Cost per Square Foot of Gross Floor Area 1979 - 1985 *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$29.78	$27.45	$26.76	$29.20	$34.71	$31.91	-	$28.47	$29.96	-
1980	$36.22	$33.66	$32.48	$34.56	$42.50	$39.15	-	$35.35	$35.85	-
1981	$39.30	$37.09	$36.77	$37.30	$44.91	$41.48	-	$38.93	$38.61	-
1982	$38.10	$35.05	$34.27	$37.56	$42.97	$37.82	$39.44	$38.60	$39.11	-
1983	$35.83	$33.19	$32.47	$34.32	$39.97	$37.58	$36.86	$35.70	$36.53	-
1984	$36.95	$33.24	$33.02	$33.96	$41.94	$39.59	$38.50	$36.00	$36.94	$39.36
1985	$37.65	$34.62	$34.69	$35.62	$42.33	$39.75	$38.70	$36.68	$36.72	$39.71

NOTES : * Expressed in nominal dollars
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in the 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

TABLE SD. 7 : Comparative Total Building Cost Graphs 1979 - 1985



2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

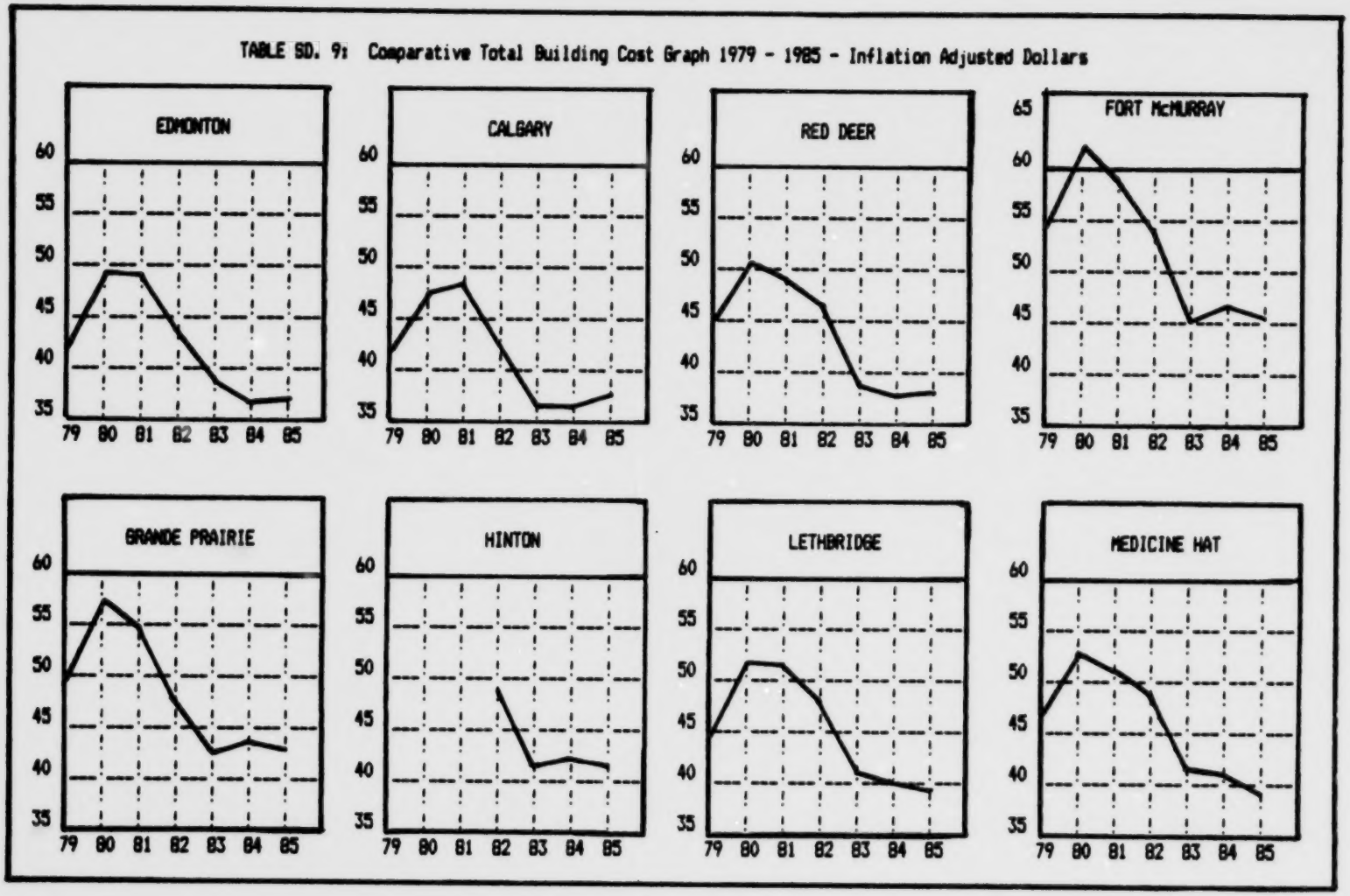
Table SD .8 : Comparative Total Building Costs 1979 - 1985, Inflation Adjusted Dollars *

YEAR	AVERAGE	EDMONTON	CALGARY	RED DEER	FORT McMURRAY	GRANDE PRAIRIE	** HINTON	LETHBRIDGE	MEDICINE HAT	*** LLOYD-MINSTER
1979	$45,783	$42,196	$41,146	$44,889	$53,363	$49,055	-	$43,775	$46,058	-
1980	$53,037	$49,294	$47,559	$50,609	$62,227	$57,325	-	$51,764	$52,486	-
1981	$51,999	$49,075	$48,648	$49,362	$59,417	$54,889	-	$51,515	$51,086	-
1982	$47,359	$43,554	$42,586	$46,670	$53,394	$47,111	$49,003	$47,956	$48,598	-
1983	$40,527	$37,540	$36,731	$38,820	$45,209	$42,507	$41,694	$40,382	$41,327	-
1984	$40,815	$36,716	$36,474	$37,512	$46,330	$43,735	$42,523	$39,764	$40,801	$43,478
1985	$40,523	$37,269	$37,341	$38,337	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749

NOTES :
* 1. Expressed in 1985 Inflation adjusted dollars
2. Inflation adjustments have been based on the Residential Building Construction Input Price Index for the Prairie Provinces as published by Statistics Canada
** Hinton was not included in the 1979, 1980 and 1981 studies
*** Lloydminster was not included in 1979 through 1983 studies

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

TABLE SD. 9: Comparative Total Building Cost Graph 1979 - 1985 - Inflation Adjusted Dollars



In $ Thousands (1985 Inflation Adjusted Dollars)

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD.10 : Trade Division Cost Summaries

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
1. Excavation	788	1,052	811	1,164	954	891	1,073	866	1,094
2. Concrete	4,596	4,930	5,022	6,511	6,272	6,008	4,634	5,009	5,701
3. Damproofing	287	276	349	494	467	382	385	342	353
4. Siding	2,266	2,266	2,511	2,857	2,761	2,453	2,458	2,476	2,736
5. Roofing	968	968	989	1,112	1,031	982	1,051	1,149	934
6. Carpentry - Rough	7,804	7,674	7,750	9,103	8,199	7,805	7,835	7,875	8,041
7. Carpentry - Finish	681	684	684	798	776	702	709	705	736
8. Windows and Glazing	1,684	1,688	1,722	1,793	1,787	1,737	1,735	1,735	1,758
9. Sealants	52	52	52	57	57	55	52	52	55
10. Doors	978	951	978	1,131	1,127	1,121	1,043	1,023	1,109
11. Hardware	176	176	176	190	190	182	179	179	185
SUB - TOTAL	$20,280	$20,717	$21,044	$25,210	$23,621	$22,318	$21,154	$21,411	$22,702

2.0 SUMMARY OF FINDINGS FOR THE SINGLE - DETACHED DWELLING

Table SD.10 : Trade Division Cost Summaries (cont'd)

LOCATION	EDMONTON	CALGARY	RED DEER	FORT MCMURRAY	GRANDE PRAIRIE	HINTON	LETHBRIDGE	MEDICINE HAT	LLOYD-MINSTER
Divisions									
12. Ceramic Tiling	181	176	186	218	213	204	208	213	260
13. Wallboard	3,445	3,310	3,451	4,567	3,936	3,920	3,598	3,549	4,523
14. Flooring	1,325	1,332	1,366	1,533	1,489	1,445	1,369	1,369	1,413
15. Painting	1,310	1,268	1,429	1,637	1,538	1,601	1,585	1,584	1,600
16. Fitting	2,169	2,169	2,229	2,555	2,413	2,262	2,392	2,393	2,462
17. Specialties	170	170	170	199	199	178	173	173	181
18. Appliances	100	100	100	121	120	107	105	104	115
19. Plumbing	2,140	2,050	2,050	2,400	2,375	2,325	2,075	2,125	2,400
20. Heating	1,500	1,400	1,500	1,925	1,880	2,000	1,700	1,700	2,000
21. Electrical	1,650	1,660	1,850	2,200	2,000	2,300	2,125	1,900	2,100
22. Site Over-head	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000
TOTAL	$37,269	$37,341	$38,377	$45,564	$42,785	$41,660	$39,485	$39,521	$42,749

3.0 COMMENTARY

3.0 COMMENTARY

3.1 General

No significant changes were observed as a result of building practice changes, non-availability of materials or changes in standard materials used by the majority of builders.

Due to the increased economic activity in Alberta the construction prices for new residential construction are increasing. This is due to decreasing unemployment, decreasing vacancy rates, decreasing number of foreclosures and lower interest rates as compared with last year. It also appears that the out migration of the recession years has slowed.

Cost increases for single-detached housing in Edmonton, Calgary and Red Deer have been greatest at 4.2%, 5.1% and 5.0% respectively. The average increase for single-detached housing in other centres is 0.7%. Over the last two years the cost increases in Edmonton, Calgary, Red Deer, Fort McMurray, Grande Prairie and Hinton have averaged 5.5%. Medicine Hat and Lethbridge experienced much smaller increases over the same period.

The graphic presentation of construction costs of the single-detached dwelling in Table SD.7 indicates a return of costs close to those of 1980 in most of the centres in terms of nominal dollars, i.e., from an average 1980 cost of $38,991 to an average 1985 cost of $40,523 (3.9% higher). However, expressed in terms of inflation adjusted 1985 dollars, costs have fallen dramatically from $53,037 to $40,523, a 23.6% drop.

Labour costs for single-detached housing decreased in all centres except in Edmonton and Calgary.

3.0 COMMENTARY

3.1 General (continued)

Material prices for single-detached housing increased in all centres. Lumber and concrete prices are notable. Compared with the same time last year, lumber prices are substantially higher. Concrete prices increased as well, mainly due to the introduction of a Federal Sales Tax of 6% on concrete. This tax also applies to concrete products. Concrete prices also vary considerably from centre to centre, due to demand, location and availability of aggregates and cement. In 1985, prices for 20 MPa concrete for single-detached housing varied from $71.90/m3 in Lethbridge to $120.38/m3 in Fort McMurray. Other materials such as windows, roof trusses, lumber, insulation etc., have increased substantially in cost partly due to increase in price and partly as a result of the increase or new applicable federal sales tax.

3.2 Highlights by Centre

Edmonton: The 1985 cost of the typical house in Edmonton is 0.2% lower than its Calgary counterpart and 4.2% higher than the 1984 Edmonton cost. Expressed in nominal dollars, the total cost is 2.8% higher than the 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 24.4% less than the 1980 cost. The overall increase in labour and material prices was 0.8% and 5.5% respectively since 1984.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Calgary:

The 1985 cost of the typical house in Calgary is 0.2% higher than its Edmonton counterpart and 5.1% higher than the 1984 Calgary cost. Expressed in nominal dollars, the total cost is higher by 6.8% than the 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 21.5% less than the 1980 cost. The overall increase in labour and material prices was 0.3% and 6.9% respectively since 1984.

Red Deer:

The 1985 cost of the typical house in Red Deer is 3% higher than the Calgary and Edmonton costs and 5.0% higher than the 1984 Red Deer cost. Expressed in nominal dollars, the total cost is 3.0% higher than the 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 24.2% less than the 1980 cost. The overall decrease in labour cost was 0.1% and the increase in material prices was 7.0% since 1984.

Most basic materials, such as lumber, insulation, drywall, doors, etc., are available in Red Deer at prices close to those in Edmonton.

Fort McMurray:

The 1985 cost of the typical house in Fort McMurray is 22% higher than that in Edmonton, and 1.0% higher than the 1984 Fort McMurray cost. Expressed in nominal dollars, the total cost is 0.4% less than the 1980 cost.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Fort McMurray: (cont'd): Expressed in inflation adjusted 1985 dollars, the total cost is 26.8% less than the 1980 cost. The overall decrease in labour cost was 6.8% and the increase in material prices was 4.4% since 1984. Groundwork trade prices, such as excavation and basement wall construction, are higher than the Edmonton rates because of the more northerly location of Fort McMurray and the prolonged winter period. Concrete prices in Fort McMurray are 60% higher than in Edmonton. Winter construction incurs cost penalties for concrete heating and temporary heating associated with construction.

Grande Prairie: The 1985 cost of the typical house in Grande Prairie is 15% higher than in Edmonton, and 0.4% higher than the 1984 Grande Prairie cost. Expressed in nominal dollars, the total cost is 1.5% higher than 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 25.4% less than the 1980 cost. The overall decrease in labour cost was 5.7% and the increase in material prices was 2.9% since 1984.

While larger discounts on materials, such as lumber and rebar, are available if purchased in Edmonton, these discounts are, generally, offset by higher transportation costs to Grande Prairie. Concrete prices in Grande Prairie are 53% higher than those in Edmonton.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Hinton:

The 1985 cost of the typical house in Hinton is 12% higher than in Edmonton, and 0.6% higher than the 1984 Hinton cost. Expressed in nominal dollars, the total cost is 1.9% less than the 1982* cost. Expressed in inflation adjusted 1985 dollars, the total cost is 15.0% less than the 1982* cost. The overall decrease in labour cost was 2.5% and the increase in material prices was 1.8% since 1984.

Of the nine centres examined, Hinton is the smallest. Apart from the premiums on materials, skilled labour is not as readily available as elsewhere. Therefore, it is necessary to pay certain skilled trades, such as mechanical and electrical, subsistence in the form of accommodation and travel allowances.

Lethbridge:

The 1985 cost of the typical house in Lethbridge is 6% higher than in Edmonton, and 1.9% higher than the 1984 Lethbridge cost. Expressed in nominal dollars, the total cost is 3.8% more than the 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 23.7% less than the 1980 cost.

The overall decrease in labour cost was 4.0% and the increase in material prices was 4.4% since 1984.

* 1982 has been selected as the base year as Hinton was not part of earlier studies.

3.0 COMMENTARY

3.2 Highlights by Centre (continued)

Medicine Hat: The 1985 cost of the typical house in Medicine Hat is 6% higher than in Edmonton and 0.6% lower than the 1984 Medicine Hat cost. Expressed in nominal dollars, the total cost is 2.4% more than the 1980 cost. Expressed in inflation adjusted 1985 dollars, the total cost is 24.7% less than the 1980 cost. The overall decrease in labour prices was 7.4%, and the increase in material prices was 2.3%.

Lloydminster: The 1985 cost of the typical house in Lloydminster is 15% higher than in Edmonton. Expressed in nominal dollars, the total cost is 0.9% higher than the 1984* cost.

The overall decrease in labour cost was 2.7% and the increase in material price was 2.5% since 1984.

* 1984 has been selected as the base year as Lloydminster was not part of earlier studies.

4.0 DETAILED COST ESTIMATES BY TRADE DIVISION FOR EACH CENTRE

DETAILED COST ESTIMATES FOR EDMONTON

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.42	121	0.80	230	1.22	351
1.20 Backfill to basement walls, footings and bases	96	m3	0.83	80	1.25	120	2.08	200
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.90	46	6.00	96	8.90	142
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.77	74	0.21	20	0.98	94
SUBTOTAL/EXCAVATION	7.88 / M2 GFA			321		467		788
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	75.00	1,950	75.00	1,950
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.59	168	0.59	168

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	20.00	820	8.30	340	28.30	1,160
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.00	261	5.63	490	8.63	751
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	19.00	38	170.00	340	189.00	378
2.60 Parging to concrete walls	19	m2	7.75	147	2.21	42	9.96	189
SUBTOTAL/CONCRETE	45.96	/M2 GFA		1,266		3,330		4,596
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.25	21	0.25	21	0.50	41
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	2.50	103	3.50	144	6.00	246
SUBTOTAL/DAMPROOFING	2.87	/M2 GFA		123		164		287
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.00	468	12.00	1,404	16.00	1,872

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.68	92	7.80	195	11.48	287
4.30 Prefinished aluminum fascia	41	m	0.73	30	1.89	77	2.62	107
SUBTOTAL/SIDING	22.66	/M2 GFA		590		1,676		2,266
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.10	294	3.51	491	5.61	785
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.21	42	4.00	140	5.21	182
SUBTOTAL/ROOFING	9.68	/M2 GFA		336		631		968
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	355.00	2,840	355.00	2,840

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	455.00	910	455.00	910
6.30 Material only - Plywood sheathing	469	m2	0.00	0	4.78	2,242	4.78	2,242
8 mm subfloor underlay 100 m2								
16 mm subfloor underlay 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 469 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	15.83	1,583	0.00	0	15.83	1,583
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.66	27	1.01	41
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	17.00	51	23.00	69
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.24	27	1.05	119
SUBTOTAL/CARPENTRY - ROUGH	78.04	/M2 GFA		1,707		6,097		7,804
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	60.00	60	126.00	126	186.00	186
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING

EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.14	9	5.29	21
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.98	247	0.90	227	1.88	474
SUBTOTAL/CARPENTRY - FINISH	6.81	/M2 GFA		320		361		681
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	474.00	474	474.00	474
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	79.00	316	93.00	372
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	156.00	468	156.00	468
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	140.00	280	140.00	280

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	90.00	90	90.00	90
SUBTOTAL/WINDOWS AND GLAZING	16.84	/M2 GFA		56		1,628		1,684
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.53	5	1.51	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	162.00	324	182.00	364

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	33.99	204	43.99	264
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.00	40	62.00	310	70.00	350
SUBTOTAL/DOORS	9.78	/M2 GFA		140		838		978
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	21.99	44	35.99	72
11.30 Latch sets	5	set	7.00	35	9.99	50	16.99	85
11.40 Bathroom privacy latch sets	1	set	7.00	7	11.99	12	18.99	19
SUBTOTAL/HARDWARE	1.76	/M2 GFA		70		106		176
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	20.00	100	16.15	81	36.15	181
SUBTOTAL/CERAMIC TILING	1.81	/M2 GFA		100		81		181

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13	WALLBOARD								
13.10	Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.68	751	3.83	1,712
13.20	Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.08	103	1.68	160	2.76	262
13.40	Finish to ceilings - textured	84	m2	0.97	81	0.98	82	1.95	164
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.76	86	3.66	414	4.42	499
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	0.99	99	3.63	363	4.62	462
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.11	34	0.35	108
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.53	50	1.97	187	2.50	238
SUBTOTAL/WALLBOARD		34.45	/M2 GFA		1,454		1,990		3,445

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.00	60	10.50	126	15.50	186
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	12.60	920	15.60	1,139
SUBTOTAL/FLOORING	13.25	/M2 GFA		279		1,046		1,325
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.75	45	1.10	13	4.85	58
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.68	739	0.61	268	2.29	1,008
15.30 Two coats urethane varnish on doors and frames	6	No	19.00	114	5.50	33	24.50	147
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.75	79	0.18	19	0.93	98
SUBTOTAL/PAINTING	13.10	/M2 GFA		977		334		1,310

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.20	35	3.99	44	7.19	79
16.20 Vanity and cabinets	10	m	29.00	290	180.00	1,800	209.00	2,090
SUBTOTAL/FITTINGS	21.69	/M2 GFA		325		1,844		2,169
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	33.00	33	42.00	42
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.70	/M2 GFA		52		118		170
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	86.00	86	100.00	100
SUBTOTAL/APPLIANCES	1.00	/M2 GFA		14		86		100

SINGLE DETACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	720.00	720	1,420.00	1,420	2,140.00	2,140
SUBTOTAL/PLUMBING	21.40	/M2 GFA		720		1,420		2,140
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	400.00	400	1,100.00	1,100	1,500.00	1,500
SUBTOTAL/HEATING	15.00	/M2 GFA		400		1,100		1,500

SINGLE DCTACHED DWELLING | EDMONTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	515.00	515	835.00	835	1,350.00	1,350
SUBTOTAL/ELECTRICAL	16.50	/M2 GFA		515		1,135		1,650
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ EDMONTON	$372.69	/M2 GFA		$9,798		$27,471		$37,269

DETAILED COST ESTIMATES FOR CALGARY

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.44	127	1.30	374	1.74	501
1.20 Backfill to basement walls, footings and bases	96	m3	0.80	77	1.50	144	2.30	221
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.90	46	12.00	192	14.90	238
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.75	72	0.21	20	0.96	92
SUBTOTAL/EXCAVATION	10.52 / M2 GFA			322		731		1,052
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	82.50	2,145	82.50	2,145
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.59	168	0.59	168

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	20.60	845	9.35	383	29.95	1,228
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.09	269	6.19	539	9.28	807
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	19.00	38	173.00	346	192.00	384
2.60 Parging to concrete walls	19	m2	7.98	152	2.43	46	10.41	198
SUBTOTAL/CONCRETE	49.30	/M2 GFA		1,303		3,627		4,930
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.24	20	0.24	20	0.48	39
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	2.45	100	3.31	136	5.76	236
SUBTOTAL/DAMPROOFING	2.76	/M2 GFA		120		155		276
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.00	468	12.00	1,404	16.00	1,872

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.68	92	7.80	195	11.48	287
4.30 Prefinished aluminum fascia	41	m	0.73	30	1.89	77	2.62	107
SUBTOTAL/SIDING	22.66	/M2 GFA		590		1,676		2,266
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.10	294	3.51	491	5.61	785
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.21	42	4.00	140	5.21	182
SUBTOTAL/ROOFING	9.68	/M2 GFA		336		631		968
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	355.00	2,840	355.00	2,840

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	455.00	910	455.00	910
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 100 m2 16 mm subfloor underlay 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 469 m2	469	m2	0.00	0	4.78	2,242	4.78	2,242
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	14.53	1,453	0.00	0	14.53	1,453
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.66	27	1.01	41
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	17.00	51	23.00	69
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.24	27	1.05	119
SUBTOTAL/CARPENTRY - ROUGH	76.74	/M2 GFA		1,577		6,097		7,674
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	65.00	65	124.00	124	189.00	189

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.14	9	5.29	21
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.98	247	0.90	227	1.88	474
SUBTOTAL/CARPENTRY - FINISH	6.84	/M2 GFA		325		359		684
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	478.00	478	478.00	478
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	79.00	316	93.00	372
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	156.00	468	156.00	468
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	140.00	280	140.00	280

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	90.00	90	90.00	90
SUBTOTAL/WINDOWS AND GLAZING	16.88	/M2 GFA		56		1,632		1,688
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.53	5	1.51	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	155.00	310	175.00	350

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	33.99	204	43.99	264
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	7.50	38	60.00	300	67.50	338
SUBTOTAL/DOORS	9.51	/M2 GFA		138		814		951
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	21.99	44	35.99	72
11.30 Latch sets	5	set	7.00	35	9.99	50	16.99	85
11.40 Bathroom privacy latch sets	1	set	7.00	7	11.99	12	18.99	19
SUBTOTAL/HARDWARE	1.76	/M2 GFA		70		106		176
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	19.00	95	16.15	81	35.15	176
SUBTOTAL/CERAMIC TILING	1.76	/M2 GFA		95		81		176

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.51	675	3.66	1,636
13.20 Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.08	103	1.51	143	2.59	246
13.40 Finish to ceilings - textured	84	m2	0.95	80	0.97	81	1.92	161
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.74	84	3.66	414	4.40	497
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	0.91	91	3.41	341	4.32	432
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.22	68	0.11	34	0.33	102
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.51	48	1.97	187	2.48	236
SUBTOTAL/WALLBOARD	33.10 /M2 GFA			1,434		1,876		3,310

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	4.75	57	10.50	126	15.25	183
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	12.60	920	15.60	1,139
SUBTOTAL/FLOORING	13.22	/M2 GFA		276		1,046		1,322
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.50	42	1.00	12	4.50	54
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.66	730	0.58	255	2.24	986
15.30 Two coats urethane varnish on doors and frames	6	No	18.00	108	5.00	30	23.00	138
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.70	74	0.16	17	0.86	90
SUBTOTAL/PAINTING	12.68	/M2 GFA		954		314		1,268

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.15	35	3.99	44	7.14	79
16.20 Vanity and cabinets	10	m	29.00	290	180.00	1,800	209.00	2,090
SUBTOTAL/FITTINGS	21.69	/M2 GFA		325		1,844		2,169
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	33.00	33	42.00	42
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.70	/M2 GFA		52		118		170
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	86.00	86	100.00	100
SUBTOTAL/APPLIANCES	1.00	/M2 GFA		14		86		100

SINGLE DETACHED DWELLING | CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	700.00	700	1,350.00	1,350	2,050.00	2,050
SUBTOTAL/PLUMBING	20.50	/M2 GFA		700		1,350		2,050
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	350.00	350	1,050.00	1,050	1,400.00	1,400
SUBTOTAL/HEATING	14.00	/M2 GFA		350		1,050		1,400

SINGLE DETACHED DWELLING

CALGARY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	525.00	525	835.00	835	1,360.00	1,360
SUBTOTAL/ELECTRICAL	16.60	/M2 GFA		525		1,135		1,660
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ CALGARY	$373.41	/M2 GFA		$9,594		$27,747		$37,341

DETAILED COST ESTIMATES FOR RED DEER

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.40	115	0.78	225	1.18	340
1.20 Backfill to basement walls, footings and bases	96	m3	0.82	79	1.20	115	2.02	194
1.30 150 mm gravel or sand bed under slab on grade	16	m3	2.85	46	8.50	136	11.35	182
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.79	76	0.21	20	1.00	96
SUBTOTAL/EXCAVATION	8.11 / M2 GFA			315		496		811
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	78.67	2,045	78.67	2,045
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.62	176	0.62	176

SINGLE DETACHED DWELLING RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.00	902	12.44	510	34.44	1,412
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	5.90	513	9.20	800
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	19.00	38	172.00	344	191.00	382
2.60 Parging to concrete walls	19	m2	8.53	162	2.32	44	10.85	206
SUBTOTAL/CONCRETE	50.22	/M2 GFA		1,389		3,633		5,022
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.33	27	0.33	27	0.66	54
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.60	148	3.60	148	7.20	295
SUBTOTAL/DAMPROOFING	3.49	/M2 GFA		175		175		349
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.62	658	12.25	1,433	17.87	2,091

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	4.68	117	7.80	195	12.48	312
4.30 Prefinished aluminum fascia	41	m	0.75	31	1.89	77	2.64	108
SUBTOTAL/SIDING	25.11	/M2 GFA		805		1,706		2,511
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.20	308	3.51	491	5.71	799
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.42	50	4.00	140	5.42	190
SUBTOTAL/ROOFING	9.89	/M2 GFA		358		631		989
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	355.00	2,840	355.00	2,840

SINGLE DETACHED DWELLING — RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	455.00	910	455.00	910
6.30 Material only - Plywood sheathing	469	m2	0.00	0	4.78	2,242	4.78	2,242
8 mm subfloor underlay 100 m2								
16 mm subfloor underlay 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 469 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	15.29	1,529	0.00	0	15.29	1,529
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.66	27	1.01	41
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.00	18	17.00	51	23.00	69
6.70 Building paper - No. 15 asphalt felt	113	m2	0.81	92	0.24	27	1.05	119
SUBTOTAL/CARPENTRY - ROUGH	77.50	/M2 GFA		1,653		6,097		7,750
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	62.00	62	125.00	125	187.00	187
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.15	13	2.14	9	5.29	21
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.99	249	0.90	227	1.89	476
SUBTOTAL/CARPENTRY - FINISH	6.84	/M2 GFA		324		360		684
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	482.00	482	482.00	482
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	14.00	56	81.00	324	95.00	380
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	160.00	480	160.00	480
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	144.00	288	144.00	288

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.22	/M2 GFA		56		1,666		1,722
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	0.98	10	0.53	5	1.51	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	20.00	40	162.00	324	182.00	364

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.00	60	33.99	204	43.99	264
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.00	40	62.00	310	70.00	350
SUBTOTAL/DOORS	9.78	/M2 GFA		140		838		978
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.00	28	21.99	44	35.99	72
11.30 Latch sets	5	set	7.00	35	9.99	50	16.99	85
11.40 Bathroom privacy latch sets	1	set	7.00	7	11.99	12	18.99	19
SUBTOTAL/HARDWARE	1.76	/M2 GFA		70		106		176
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	21.00	105	16.15	81	37.15	186
SUBTOTAL/CERAMIC TILING	1.86	/M2 GFA		105		81		186

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13	WALLBOARD								
13.10	Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.68	751	3.83	1,712
13.20	Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.08	103	1.68	160	2.76	262
13.40	Finish to ceilings - textured	84	m2	1.07	90	1.03	87	2.10	176
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.75	85	3.66	414	4.41	498
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.05	105	3.51	351	4.56	456
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.11	34	0.35	108
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.54	51	1.97	187	2.51	238
SUBTOTAL/WALLBOARD		34.51	/M2 GFA		1,469		1,983		3,451

SINGLE DETACHED DWELLING

RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.25	63	10.50	126	15.75	189
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.13	958	16.13	1,177
SUBTOTAL/FLOORING	13.66	/M2 GFA		282		1,084		1,366
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	3.80	46	1.13	14	4.93	59
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	1.92	845	0.63	277	2.55	1,122
15.30 Two coats urethane varnish on doors and frames	6	No	18.50	111	5.50	33	24.00	144
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.80	84	0.19	20	0.99	104
SUBTOTAL/PAINTING	14.29	/M2 GFA		1,085		344		1,429

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.20	35	3.99	44	7.19	79
16.20 Vanity and cabinets	10	m	30.00	300	185.00	1,850	215.00	2,150
SUBTOTAL/FITTINGS	22.29	/M2 GFA		335		1,894		2,229
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	4.50	18	8.00	32	12.50	50
17.20 Medicine cabinet	1	No	9.00	9	33.00	33	42.00	42
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	22.00	22	27.00	27
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.70	/M2 GFA		52		118		170
18:APPLIANCES								
18.10 Range hood	1	No	14.00	14	86.00	86	100.00	100
SUBTOTAL/APPLIANCES	1.00	/M2 GFA		14		86		100

SINGLE DETACHED DWELLING | RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	675.00	675	1,375.00	1,375	2,050.00	2,050
SUBTOTAL/PLUMBING	20.50	/M2 GFA		675		1,375		2,050
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	375.00	375	1,125.00	1,125	1,500.00	1,500
SUBTOTAL/HEATING	15.00	/M2 GFA		375		1,125		1,500

SINGLE DETACHED DWELLING — RED DEER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	675.00	675	875.00	875	1,550.00	1,550
SUBTOTAL/ELECTRICAL	18.50	/M2 GFA		675		1,175		1,850
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ RED DEER	$383.77	/M2 GFA		$10,385		$27,991		$38,377

DETAILED COST ESTIMATES FOR FORT McMURRAY

SINGLE DETACHED DWELLING — FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.58	167	1.00	288	1.58	455
1.20 Backfill to basement walls, footings and bases	96	m3	1.06	102	1.70	163	2.76	265
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	18.00	288	21.00	336
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.86	83	0.26	25	1.12	108
SUBTOTAL/EXCAVATION	11.64 / M2 GFA			399		764		1,164
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	120.38	3,130	120.38	3,130
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.74	210	0.74	210

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.50	923	12.76	523	35.26	1,446
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.38	294	9.03	786	12.41	1,080
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	22.00	44	184.00	368	206.00	412
2.60 Parging to concrete walls	19	m2	8.73	166	3.55	67	12.28	233
SUBTOTAL/CONCRETE	65.11	/M2 GFA		1,426		5,084		6,511
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.35	29	0.35	29	0.70	57
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	6.66	273	4.00	164	10.66	437
SUBTOTAL/DAMPROOFING	4.94	/M2 GFA		302		193		494
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	6.46	756	13.50	1,580	19.96	2,335

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.94	149	9.16	229	15.10	378
4.30 Prefinished aluminum fascia	41	m	1.11	46	2.40	98	3.51	144
SUBTOTAL/SIDING	28.57	/M2 GFA		950		1,907		2,857
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.11	295	4.35	609	6.46	904
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.70	60	4.23	148	5.93	208
SUBTOTAL/ROOFING	11.12	/M2 GFA		355		757		1,112
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	387.00	3,096	387.00	3,096

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	496.00	992	496.00	992
6.30 Material only - Plywood sheathing	469	m2	0.00	0	5.56	2,608	5.56	2,608
8 mm subfloor underlay 100 m2								
16 mm subfloor underlay 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 469 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	21.53	2,153	0.00	0	21.53	2,153
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.38	16	0.70	29	1.08	44
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	7.00	21	20.00	60	27.00	81
6.70 Building paper - No. 15 asphalt felt	113	m2	0.88	99	0.26	29	1.14	129
SUBTOTAL/CARPENTRY - ROUGH	91.03	/M2 GFA		2,289		6,814		9,103
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	84.00	84	157.00	157	241.00	241
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.25	13	2.32	9	5.57	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.18	297	0.94	237	2.12	534
SUBTOTAL/CARPENTRY - FINISH	7.98	/M2 GFA		394		403		798
8;WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	513.00	513	513.00	513
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	16.00	64	83.00	332	99.00	396
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	164.00	492	164.00	492
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	149.00	298	149.00	298

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.93	/M2 GFA		64		1,729		1,793
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.19	26	0.11	15	0.30	41
9.20 Caulk - interior (ceramic tile)	10	m	1.05	11	0.56	6	1.61	16
SUBTOTAL/SEALANTS	0.57	/M2 GFA		37		21		57
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	25.00	50	189.00	378	214.00	428

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	12.00	72	38.99	234	50.99	306
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.50	48	70.00	350	79.50	398
SUBTOTAL/DOORS	11.31	/M2 GFA		170		962		1,131
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	16.00	32	23.99	48	39.99	80
11.30 Latch sets	5	set	8.00	40	9.99	50	17.99	90
11.40 Bathroom privacy latch sets	1	set	8.00	8	11.99	12	19.99	20
SUBTOTAL/HARDWARE	1.90	/M2 GFA		80		110		190
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	26.00	130	17.62	88	43.62	218
SUBTOTAL/CERAMIC TILING	2.18	/M2 GFA		130		88		218

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13	WALLBOARD								
13.10	Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	3.23	1,444	2.02	903	5.25	2,347
13.20	Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.62	154	2.02	192	3.64	346
13.40	Finish to ceilings - textured	84	m2	1.83	154	1.26	106	3.09	260
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.79	89	3.87	437	4.66	527
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.29	129	5.62	562	6.91	691
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.30	92	0.14	43	0.44	136
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.67	64	2.09	199	2.76	262
SUBTOTAL/WALLBOARD		45.67	/M2 GFA		2,126		2,442		4,567

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	6.00	72	11.00	132	17.00	204
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.50	256	14.70	1,073	18.20	1,329
SUBTOTAL/FLOORING	15.33	/M2 GFA		328		1,205		1,533
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	5.00	60	1.20	14	6.20	74
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.20	968	0.65	286	2.85	1,254
15.30 Two coats urethane varnish on doors and frames	6	No	26.00	156	5.80	35	31.80	191
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.90	95	0.22	23	1.12	118
SUBTOTAL/PAINTING	16.37	/M2 GFA		1,279		358		1,637

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.26	36	4.46	49	7.72	85
16.20 Vanity and cabinets	10	m	37.00	370	210.00	2,100	247.00	2,470
SUBTOTAL/FITTINGS	25.55	/M2 GFA		406		2,149		2,555
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.50	34	14.00	56
17.20 Medicine cabinet	1	No	11.00	11	39.00	39	50.00	50
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	6.00	6	24.00	24	30.00	30
17.50 Coat rods, chrome, 18 mm dia.	5	No	4.00	20	6.00	30	10.00	50
SUBTOTAL/SPECIALTIES	1.99	/M2 GFA		65		134		199
18:APPLIANCES								
18.10 Range hood	1	No	18.00	18	103.00	103	121.00	121
SUBTOTAL/APPLIANCES	1.21	/M2 GFA		18		103		121

SINGLE DETACHED DWELLING | FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	800.00	800	1,600.00	1,600	2,400.00	2,400
SUBTOTAL/PLUMBING	24.00	/M2 GFA		800		1,600		2,400
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	475.00	475	1,450.00	1,450	1,925.00	1,925
SUBTOTAL/HEATING	19.25	/M2 GFA		475		1,450		1,925

SINGLE DETACHED DWELLING

FORT McMURRAY

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	900.00	900	1,000.00	1,000	1,900.00	1,900
SUBTOTAL/ELECTRICAL	22.00	/M2 GFA		900		1,300		2,200
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ FORT McMURRAY	$455.64	/M2 GFA		$12,991		$32,573		$45,564

DETAILED COST ESTIMATES FOR GRANDE PRAIRIE

SINGLE DETACHED DWELLING | GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.57	164	0.99	285	1.56	449
1.20 Backfill to basement walls, footings and bases	96	m3	0.82	79	0.94	90	1.76	169
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	11.50	184	14.50	232
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.84	81	0.24	23	1.08	104
SUBTOTAL/EXCAVATION	9.54 / M2 GFA			372		582		954
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	114.67	2,981	114.67	2,981
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.67	190	0.67	190

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.25	912	12.75	523	35.00	1,435
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.34	291	8.60	748	11.94	1,039
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	178.00	356	199.00	398
2.60 Parging to concrete walls	19	m2	8.63	164	3.38	64	12.01	228
SUBTOTAL/CONCRETE	62.72	/M2 GFA		1,409		4,863		6,272
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.35	29	0.35	29	0.70	57
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	6.00	246	4.00	164	10.00	410
SUBTOTAL/DAMPROOFING	4.67	/M2 GFA		275		193		467
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.80	679	13.50	1,580	19.30	2,258

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.34	134	9.16	229	14.50	363
4.30 Prefinished aluminum fascia	41	m	1.03	42	2.40	98	3.43	141
SUBTOTAL/SIDING	27.61	/M2 GFA		854		1,907		2,761
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.82	255	4.11	575	5.93	830
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.60	56	4.13	145	5.73	201
SUBTOTAL/ROOFING	10.31	/M2 GFA		311		720		1,031
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	355.00	2,840	355.00	2,840

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	455.00	910	455.00	910
6.30 Material only - Plywood sheathing	469	m2	0.00	0	5.05	2,368	5.05	2,368
8 mm subfloor underlay 100 m2								
16 mm subfloor underlay 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 469 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	18.30	1,830	0.00	0	18.30	1,830
6.50 Batt insulation RSI-1.409(RB) 64 mm thick x 300 mm wide at rim joist	41	m	0.37	15	0.65	27	1.02	42
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	7.00	21	20.00	60	27.00	81
6.70 Building paper - No. 15 asphalt felt	113	m2	0.87	98	0.26	29	1.13	128
SUBTOTAL/CARPENTRY - ROUGH	81.99	/M2 GFA		1,964		6,234		8,199
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	74.00	74	156.00	156	230.00	230
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.26	9	5.46	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.15	290	0.93	234	2.08	524
SUBTOTAL/CARPENTRY - FINISH	7.76	/M2 GFA		377		399		776
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	507.00	507	507.00	507
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	16.00	64	83.00	332	99.00	396
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	164.00	492	164.00	492
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	149.00	298	149.00	298

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	94.00	94	94.00	94
SUBTOTAL/WINDOWS AND GLAZING	17.87	/M2 GFA		64		1,723		1,787
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.19	26	0.11	15	0.30	41
9.20 Caulk - interior (ceramic tile)	10	m	1.04	10	0.55	6	1.59	16
SUBTOTAL/SEALANTS	0.57	/M2 GFA		36		21		57
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	25.00	50	189.00	378	214.00	428

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.50	69	38.99	234	50.49	303
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.25	46	70.00	350	79.25	396
SUBTOTAL/DOORS	11.27	/M2 GFA		165		962		1,127
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	16.00	32	23.99	48	39.99	80
11.30 Latch sets	5	set	8.00	40	9.99	50	17.99	90
11.40 Bathroom privacy latch sets	1	set	8.00	8	11.99	12	19.99	20
SUBTOTAL/HARDWARE	1.90	/M2 GFA		80		110		190
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	25.00	125	17.62	88	42.62	213
SUBTOTAL/CERAMIC TILING	2.13	/M2 GFA		125		88		213

SINGLE DETACHED DWELLING — GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13	WALLBOARD								
13.10	Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.40	1,073	2.02	903	4.42	1,976
13.20	Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.20	114	2.02	192	3.22	306
13.40	Finish to ceilings - textured	84	m2	1.17	98	1.11	93	2.28	192
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.78	88	3.55	401	4.33	489
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.15	115	4.80	480	5.95	595
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.30	92	0.14	43	0.44	136
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.64	61	1.92	182	2.56	243
SUBTOTAL/WALLBOARD		39.36	/M2 GFA		1,641		2,295		3,936

SINGLE DETACHED DWELLING

GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.75	69	10.75	129	16.50	198
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	14.44	1,054	17.69	1,291
SUBTOTAL/FLOORING	14.89	/M2 GFA		306		1,183		1,489
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.75	57	1.15	14	5.90	71
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.00	880	0.65	286	2.65	1,166
15.30 Two coats urethane varnish on doors and frames	6	No	25.00	150	5.70	34	30.70	184
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.89	93	0.22	23	1.11	117
SUBTOTAL/PAINTING	15.38	/M2 GFA		1,180		357		1,538

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.26	36	4.32	48	7.58	83
16.20 Vanity and cabinets	10	m	33.00	330	200.00	2,000	233.00	2,330
SUBTOTAL/FITTINGS	24.13	/M2 GFA		366		2,048		2,413
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.50	34	14.00	56
17.20 Medicine cabinet	1	No	11.00	11	39.00	39	50.00	50
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	6.00	6	24.00	24	30.00	30
17.50 Coat rods, chrome, 18 mm dia.	5	No	4.00	20	6.00	30	10.00	50
SUBTOTAL/SPECIALTIES	1.99	/M2 GFA		65		134		199
18:APPLIANCES								
18.10 Range hood	1	No	17.00	17	103.00	103	120.00	120
SUBTOTAL/APPLIANCES	1.20	/M2 GFA		17		103		120

SINGLE DETACHED DWELLING GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	775.00	775	1,600.00	1,600	2,375.00	2,375
SUBTOTAL/PLUMBING	23.75	/M2 GFA		775		1,600		2,375
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	455.00	455	1,425.00	1,425	1,880.00	1,880
SUBTOTAL/HEATING	18.80	/M2 GFA		455		1,425		1,880

SINGLE DETACHED DWELLING — GRANDE PRAIRIE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	725.00	725	975.00	975	1,700.00	1,700
SUBTOTAL/ELECTRICAL	20.00	/M2 GFA		725		1,275		2,000
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ GRANDE PRAIRIE	$427.85	/M2 GFA		$11,563		$31,222		$42,785

DETAILED COST ESTIMATES FOR HINTON

SINGLE DETACHED DWELLING — HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.47	135	0.95	274	1.42	409
1.20 Backfill to basement walls, footings and bases	96	m3	0.92	88	1.42	136	2.34	225
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.30	53	6.50	104	9.80	157
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.82	79	0.23	22	1.05	101
SUBTOTAL/EXCAVATION	8.91 / M2 GFA			355		536		891
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	99.04	2,575	99.04	2,575
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.65	185	0.65	185

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	23.00	943	18.00	738	41.00	1,681
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.45	300	7.43	646	10.88	947
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	21.00	42	177.00	354	198.00	396
2.60 Parging to concrete walls	19	m2	8.91	169	2.92	55	11.83	225
SUBTOTAL/CONCRETE	60.08	/M2 GFA		1,454		4,554		6,008
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.28	23	0.28	23	0.56	46
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	4.40	180	3.80	156	8.20	336
SUBTOTAL/DAMPROOFING	3.82	/M2 GFA		203		179		382
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.15	486	13.00	1,521	17.15	2,007

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.82	96	9.61	240	13.43	336
4.30 Prefinished aluminum fascia	41	m	0.81	33	1.89	77	2.70	111
SUBTOTAL/SIDING	24.53	/M2 GFA		614		1,839		2,453
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.51	211	4.05	567	5.56	778
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.65	58	4.18	146	5.83	204
SUBTOTAL/ROOFING	9.82	/M2 GFA		269		713		982
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	339.00	2,712	339.00	2,712

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	435.00	870	435.00	870
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 100 m2 16 mm subfloor underlay 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 469 m2	469	m2	0.00	0	4.65	2,181	4.65	2,181
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	17.98	1,798	0.00	0	17.98	1,798
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.67	27	1.02	42
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	19.00	57	25.50	77
6.70 Building paper - No. 15 asphalt felt	113	m2	0.85	96	0.26	29	1.11	125
SUBTOTAL/CARPENTRY - ROUGH	78.05	/M2 GFA		1,928		5,877		7,805
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	69.00	69	132.00	132	201.00	201

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.24	13	2.23	9	5.47	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.98	247	0.92	232	1.90	479
SUBTOTAL/CARPENTRY - FINISH	7.02	/M2 GFA		329		373		702
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	489.00	489	489.00	489
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.50	62	81.00	324	96.50	386
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	160.00	480	160.00	480
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	145.00	290	145.00	290

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.37	/M2 GFA		62		1,675		1,737
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.18	25	0.11	15	0.29	40
9.20 Caulk - interior (ceramic tile)	10	m	1.02	10	0.54	5	1.56	16
SUBTOTAL/SEALANTS	0.55	/M2 GFA		35		20		55
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	23.00	46	187.00	374	210.00	420

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.00	66	39.95	240	50.95	306
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	9.00	45	70.00	350	79.00	395
SUBTOTAL/DOORS	11.21	/M2 GFA		157		964		1,121
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	15.00	30	22.99	46	37.99	76
11.30 Latch sets	5	set	7.35	37	9.99	50	17.34	87
11.40 Bathroom privacy latch sets	1	set	7.35	7	11.99	12	19.34	19
SUBTOTAL/HARDWARE	1.82	/M2 GFA		74		108		182
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	24.00	120	16.89	84	40.89	204
SUBTOTAL/CERAMIC TILING	2.04	/M2 GFA		120		84		204

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.80	1,252	1.79	800	4.59	2,052
13.20 Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.40	133	1.79	170	3.19	303
13.40 Finish to ceilings - textured	84	m2	1.17	98	1.11	93	2.28	192
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.76	86	3.55	401	4.31	487
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.09	109	4.22	422	5.31	531
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.25	77	0.13	40	0.38	117
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.59	56	1.92	182	2.51	238
SUBTOTAL/WALLBOARD	39.20	/M2 GFA		1,811		2,109		3,920

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.50	126	16.00	192
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	13.91	1,015	17.16	1,253
SUBTOTAL/FLOORING	14.45	/M2 GFA		303		1,141		1,445
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.50	54	1.13	14	5.63	68
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	25.00	150	5.60	34	30.60	184
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.87	91	0.21	22	1.08	113
SUBTOTAL/PAINTING	16.01	/M2 GFA		1,246		355		1,601

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.24	36	4.22	46	7.46	82
16.20 Vanity and cabinets	10	m	32.00	320	186.00	1,860	218.00	2,180
SUBTOTAL/FITTINGS	22.62	/M2 GFA		356		1,906		2,262
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	8.00	32	13.00	52
17.20 Medicine cabinet	1	No	10.00	10	35.00	35	45.00	45
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.78	/M2 GFA		56		122		178
18:APPLIANCES								
18.10 Range hood	1	No	16.00	16	91.00	91	107.00	107
SUBTOTAL/APPLIANCES	1.07	/M2 GFA		16		91		107

SINGLE DETACHED DWELLING | HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19 PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	775.00	775	1,550.00	1,550	2,325.00	2,325
SUBTOTAL/PLUMBING	23.25	/M2 GFA		775		1,550		2,325
20 HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	550.00	550	1,450.00	1,450	2,000.00	2,000
SUBTOTAL/HEATING	20.00	/M2 GFA		550		1,450		2,000

SINGLE DETACHED DWELLING

HINTON

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	1,050.00	1,050	950.00	950	2,000.00	2,000
SUBTOTAL/ELECTRICAL	23.00	/M2 GFA		1,050		1,250		2,300
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ HINTON	$416.60	/M2 GFA		$11,764		$29,896		$41,660

DETAILED COST ESTIMATES FOR LETHBRIDGE

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.40	115	1.40	403	1.80	518
1.20 Backfill to basement walls, footings and bases	96	m3	0.75	72	1.50	144	2.25	216
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	12.00	192	15.00	240
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.81	78	0.22	21	1.03	99
SUBTOTAL/EXCAVATION	10.73 / M2 GFA			313		760		1,073
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	71.90	1,869	71.90	1,869
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.61	173	0.61	173

SINGLE DETACHED DWELLING | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	21.00	861	9.77	401	30.77	1,262
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.15	274	5.39	469	8.54	743
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	176.00	352	196.00	392
2.60 Parging to concrete walls	19	m2	8.14	155	2.12	40	10.26	195
SUBTOTAL/CONCRETE	46.34	/M2 GFA		1,330		3,304		4,634
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.31	25	0.28	23	0.59	48
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	4.40	180	3.80	156	8.20	336
SUBTOTAL/DAMPROOFING	3.85	/M2 GFA		206		179		385
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.50	527	12.50	1,463	17.00	1,989

SINGLE DETACHED DWELLING LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	4.14	104	8.47	212	12.61	315
4.30 Prefinished aluminum fascia	41	m	1.34	55	2.40	98	3.74	153
SUBTOTAL/SIDING	24.58	/M2 GFA		685		1,773		2,458
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.24	314	3.85	539	6.09	853
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.53	54	4.13	145	5.66	198
SUBTOTAL/ROOFING	10.51	/M2 GFA		367		684		1,051
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	355.00	2,840	355.00	2,840

SINGLE DETACHED DWELLING LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	455.00	910	455.00	910
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 100 m2 16 mm subfloor underlay 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 469 m2	469	m2	0.00	0	4.64	2,176	4.64	2,176
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	16.69	1,669	0.00	0	16.69	1,669
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.70	29	1.05	43
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	18.00	54	24.50	74
6.70 Building paper - No. 15 asphalt felt	113	m2	0.84	95	0.25	28	1.09	123
SUBTOTAL/CARPENTRY - ROUGH	78.35	/M2 GFA		1,798		6,037		7,835
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	67.00	67	142.00	142	209.00	209

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.20	9	5.40	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.98	247	0.92	232	1.90	479
SUBTOTAL/CARPENTRY - FINISH	7.09	/M2 GFA		327		383		709
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	489.00	489	489.00	489
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.00	60	81.00	324	96.00	384
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	160.00	480	160.00	480
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	145.00	290	145.00	290

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.35	/M2 GFA		60		1,675		1,735
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	1.00	10	0.53	5	1.53	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	24.00	48	171.00	342	195.00	390

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.50	63	38.99	234	49.49	297
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.25	41	63.00	315	71.25	356
SUBTOTAL/DOORS	10.43	/M2 GFA		152		891		1,043
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.50	29	21.99	44	36.49	73
11.30 Latch sets	5	set	7.35	37	9.99	50	17.34	87
11.40 Bathroom privacy latch sets	1	set	7.35	7	11.99	12	19.34	19
SUBTOTAL/HARDWARE	1.79	/M2 GFA		73		106		179
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	19.60	98	22.00	110	41.60	208
SUBTOTAL/CERAMIC TILING	2.08	/M2 GFA		98		110		208

SINGLE DETACHED DWELLING | LETHBRIDGE

CONSTRUCTION COST ESTIMATE

		QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13	WALLBOARD								
13.10	Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.78	796	3.93	1,757
13.20	Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.08	103	1.78	169	2.86	272
13.40	Finish to ceilings - textured	84	m2	1.13	95	0.99	83	2.12	178
13.50	Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	3.86	436	4.63	523
13.60	Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.04	104	4.01	401	5.05	505
13.70	Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.13	40	0.37	114
13.80	Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.55	52	2.08	198	2.63	250
SUBTOTAL/WALLBOARD		35.98	/M2 GFA		1,476		2,123		3,598

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.50	126	16.00	192
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.13	958	16.13	1,177
SUBTOTAL/FLOORING	13.69	/M2 GFA		285		1,084		1,369
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.00	48	1.10	13	5.10	61
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	24.00	144	5.55	33	29.55	177
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.85	89	0.20	21	1.05	110
SUBTOTAL/PAINTING	15.85	/M2 GFA		1,232		354		1,585

SINGLE DETACHED DWELLING

LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.32	37	4.15	46	7.47	82
16.20 Vanity and cabinets	10	m	31.00	310	200.00	2,000	231.00	2,310
SUBTOTAL/FITTINGS	23.92	/M2 GFA		347		2,046		2,392
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	7.50	30	12.50	50
17.20 Medicine cabinet	1	No	10.00	10	34.00	34	44.00	44
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.73	/M2 GFA		55		118		173
18:APPLIANCES								
18.10 Range hood	1	No	15.00	15	90.00	90	105.00	105
SUBTOTAL/APPLIANCES	1.05	/M2 GFA		15		90		105

SINGLE DETACHED DWELLING LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	700.00	700	1,375.00	1,375	2,075.00	2,075
SUBTOTAL/PLUMBING	20.75	/M2 GFA		700		1,375		2,075
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	450.00	450	1,250.00	1,250	1,700.00	1,700
SUBTOTAL/HEATING	17.00	/M2 GFA		450		1,250		1,700

SINGLE DETACHED DWELLING — LETHBRIDGE

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	875.00	875	950.00	950	1,825.00	1,825
SUBTOTAL/ELECTRICAL	21.25	/M2 GFA		875		1,250		2,125
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ LETHBRIDGE	$394.85	/M2 GFA		$10,876		$28,610		$39,485

DETAILED COST ESTIMATES FOR MEDICINE HAT

SINGLE DETACHED DWELLING | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.55	158	0.93	268	1.48	426
1.20 Backfill to basement walls, footings and bases	96	m3	0.65	62	0.90	86	1.55	149
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	9.00	144	12.00	192
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.81	78	0.22	21	1.03	99
SUBTOTAL/EXCAVATION	8.66 / M2 GFA			347		519		866
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	78.50	2,041	78.50	2,041
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.62	176	0.62	176

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.00	902	12.00	492	34.00	1,394
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	5.89	512	9.19	800
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	176.00	352	196.00	392
2.60 Parging to concrete walls	19	m2	8.53	162	2.31	44	10.84	206
SUBTOTAL/CONCRETE	50.09	/M2 GFA		1,391		3,617		5,009
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.31	25	0.28	23	0.59	48
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.25	133	3.90	160	7.15	293
SUBTOTAL/DAMPROOFING	3.42	/M2 GFA		159		183		342
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	4.22	494	12.25	1,433	16.47	1,927

SINGLE DETACHED DWELLING — MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	3.88	97	11.98	300	15.86	397
4.30 Prefinished aluminum fascia	41	m	1.32	54	2.40	98	3.72	153
SUBTOTAL/SIDING	24.76	/M2 GFA		645		1,831		2,476
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	2.44	342	4.35	609	6.79	951
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.53	54	4.13	145	5.66	198
SUBTOTAL/ROOFING	11.49	/M2 GFA		395		754		1,149
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	341.00	2,728	341.00	2,728

SINGLE DETACHED DWELLING | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	437.00	874	437.00	874
6.30 Material only - Plywood sheathing 8 mm subfloor underlay 100 m2 16 mm subfloor underlay 100 m2 8 mm wall sheathing, ext. grade 113 m2 12 mm roof sheathing, ext. grade 156 m2 TOTAL 469 m2	469	m2	0.00	0	4.81	2,256	4.81	2,256
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	17.77	1,777	0.00	0	17.77	1,777
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.35	14	0.70	29	1.05	43
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	18.00	54	24.50	74
6.70 Building paper - No. 15 asphalt felt	113	m2	0.84	95	0.25	28	1.09	123
SUBTOTAL/CARPENTRY - ROUGH	78.75	/M2 GFA		1,906		5,969		7,875
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers 38 x 235 mm stringers - 8 m 38 x 235 mm treads - 13 m 6.4 mm fir plywood in risers - 14 m	1	No	71.00	71	134.00	134	205.00	205

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.20	9	5.40	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	0.98	247	0.92	232	1.90	479
SUBTOTAL/CARPENTRY - FINISH	7.05	/M2 GFA		331		375		705
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	489.00	489	489.00	489
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.00	60	81.00	324	96.00	384
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	160.00	480	160.00	480
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	145.00	290	145.00	290

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	92.00	92	92.00	92
SUBTOTAL/WINDOWS AND GLAZING	17.35	/M2 GFA		60		1,675		1,735
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.17	23	0.10	14	0.27	37
9.20 Caulk - interior (ceramic tile)	10	m	1.00	10	0.53	5	1.53	15
SUBTOTAL/SEALANTS	0.52	/M2 GFA		33		19		52
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	22.00	44	166.00	332	188.00	376

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	10.50	63	37.88	227	48.38	290
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.25	41	63.00	315	71.25	356
SUBTOTAL/DOORS	10.23	/M2 GFA		148		874		1,023
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	14.50	29	21.99	44	36.49	73
11.30 Latch sets	5	set	7.35	37	9.99	50	17.34	87
11.40 Bathroom privacy latch sets	1	set	7.35	7	11.91	12	19.26	19
SUBTOTAL/HARDWARE	1.79	/M2 GFA		73		106		179
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	20.60	103	22.00	110	42.60	213
SUBTOTAL/CERAMIC TILING	2.13	/M2 GFA		103		110		213

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	2.15	961	1.67	746	3.82	1,708
13.20 Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.08	103	1.67	159	2.75	261
13.40 Finish to ceilings - textured	84	m2	1.21	102	1.06	89	2.27	191
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	3.86	436	4.63	523
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.06	106	3.94	394	5.00	500
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.24	74	0.13	40	0.37	114
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.58	55	2.08	198	2.66	253
SUBTOTAL/WALLBOARD	35.49	/M2 GFA		1,487		2,062		3,549

SINGLE DETACHED DWELLING | MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.50	66	10.50	126	16.00	192
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.00	219	13.13	958	16.13	1,177
SUBTOTAL/FLOORING	13.69	/M2 GFA		285		1,084		1,369
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.10	49	1.15	14	5.25	63
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.65	286	2.81	1,236
15.30 Two coats urethane varnish on doors and frames	6	No	23.50	141	5.55	33	29.05	174
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.85	89	0.20	21	1.05	110
SUBTOTAL/PAINTING	15.84	/M2 GFA		1,230		354		1,584

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.44	38	4.15	46	7.59	83
16.20 Vanity and cabinets	10	m	31.00	310	200.00	2,000	231.00	2,310
SUBTOTAL/FITTINGS	23.93	/M2 GFA		348		2,046		2,393
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.00	20	7.50	30	12.50	50
17.20 Medicine cabinet	1	No	10.00	10	34.00	34	44.00	44
17.30 25 mm dia.shower curtain rod, chrome	1	No	5.00	5	6.00	6	11.00	11
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.73	/M2 GFA		55		118		173
18:APPLIANCES								
18.10 Range hood	1	No	15.00	15	89.00	89	104.00	104
SUBTOTAL/APPLIANCES	1.04	/M2 GFA		15		89		104

SINGLE DETACHED DWELLING MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	725.00	725	1,400.00	1,400	2,125.00	2,125
SUBTOTAL/PLUMBING	21.25	/M2 GFA		725		1,400		2,125
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	450.00	450	1,250.00	1,250	1,700.00	1,700
SUBTOTAL/HEATING	17.00	/M2 GFA		450		1,250		1,700

SINGLE DETACHED DWELLING

MEDICINE HAT

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	700.00	700	900.00	900	1,600.00	1,600
SUBTOTAL/ELECTRICAL	19.00	/M2 GFA		700		1,200		1,900
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ MEDICINE HAT	$395.21	/M2 GFA		$10,886		$28,635		$39,521

DETAILED COST ESTIMATES FOR LLOYDMINSTER

SINGLE DETACHED DWELLING — LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
1:EXCAVATION								
1.10 Excavate for basement, wall footings and bases	288	m3	0.42	121	1.50	432	1.92	553
1.20 Backfill to basement walls, footings and bases	96	m3	0.77	74	1.65	158	2.42	232
1.30 150 mm gravel or sand bed under slab on grade	16	m3	3.00	48	10.00	160	13.00	208
1.40 Vapour barrier .152 mm polyethylene on gravel or sand bed	96	m2	0.82	79	0.23	22	1.05	101
SUBTOTAL/EXCAVATION	10.94 / M2 BFA			322		772		1,094
2:CONCRETE								
2.10 Concrete (20 Mpa) in footings, bases and basement walls (material only) 200 mm reinforced concrete wall, 200 x 450 mm reinforced concrete footing	26	m3	0.00	0	98.44	2,559	98.44	2,559
2.20 Reinforcing steel in footings and basement walls (material only)	284	kg	0.00	0	0.63	179	0.63	179

SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
2.30 Form, place rebar and pour concrete in footing, base and basement walls and placing floor joist (subcontract)	41	m	22.00	902	12.70	521	34.70	1,423
2.40 75 mm concrete (20 Mpa) in basement slab on grade	87	m2	3.30	287	7.38	642	10.68	929
2.50 Precast concrete steps w/supports, 3 risers, supporting brackets 1 No size 1.5 x 1.5 x .6 m, 3 risers 1 No size 1.2 x 1.68 x .6 m, 3 risers	2	No	20.00	40	177.00	354	197.00	394
2.60 Parging to concrete walls	19	m2	8.53	162	2.90	55	11.43	217
SUBTOTAL/CONCRETE	57.01	/M2 GFA		1,391		4,310		5,701
3:DAMPROOFING								
3.10 Two coats asphaltic emulsion on concrete walls	82	m2	0.28	23	0.28	23	0.56	46
3.20 100 mm perforated plastic weeping tile in crushed gravel surround	41	m	3.25	133	4.25	174	7.50	308
SUBTOTAL/DAMPROOFING	3.53	/M2 GFA		156		197		353
4:SIDING								
4.10 Prefinished aluminum siding including building paper	117	m2	5.60	655	13.25	1,550	18.85	2,205

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
4.20 Prefinished perforated aluminum soffit	25	m2	5.15	129	10.63	266	15.78	395
4.30 Prefinished aluminum fascia	41	m	0.93	38	2.39	98	3.32	136
SUBTOTAL/SIDING	27.36	/M2 GFA		822		1,914		2,736
5:ROOFING								
5.10 Asphalt shingles, mineral granular surfaced 10.27 kg/m2 (210 lb/100 SF) and flashing	140	m2	1.62	227	3.64	510	5.26	736
5.20 Eavestrough and downspouts, aluminum prefinished fittings	35	m	1.47	51	4.18	146	5.65	198
SUBTOTAL/ROOFING	9.34	/M2 GFA		278		656		934
6:CARPENTRY - ROUGH								
6.10 Material only - Framing No. 2 grade spruce or better exterior wall (38 x 140 mm) wallplate, stud wall (38 x 89 mm), floor joists (38 x 235 mm) with (38 x 38 mm) cross strapping and (38 x 64 mm) strapping to basement wall (full height)	8	MFBM	0.00	0	341.00	2,728	341.00	2,728

SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
6.20 Material only - Engineered trusses at 600 mm o.c., 38 x 89 mm No. 2 grade fir or better	2	MFBM	0.00	0	437.00	874	437.00	874
6.30 Material only - Plywood sheathing	469	m2	0.00	0	5.04	2,364	5.04	2,364
8 mm subfloor underlay 100 m2								
16 mm subfloor underlay 100 m2								
8 mm wall sheathing, ext. grade 113 m2								
12 mm roof sheathing, ext. grade 156 m2								
TOTAL 469 m2								
6.40 Labour only - Complete framing (including trusses and window installation)	100	m2	18.30	1,830	0.00	0	18.30	1,830
6.50 Batt insulation RSI-1.409(R8) 64 mm thick x 300 mm wide at rim joist	41	m	0.36	15	0.70	29	1.06	43
6.60 Teleposts - 73 mm x 2.4 mm long including 6.35 mm steel plate	3	No	6.50	20	19.00	57	25.50	77
6.70 Building paper - No. 15 asphalt felt	113	m2	0.85	96	0.26	29	1.11	125
SUBTOTAL/CARPENTRY - ROUGH	80.41	/M2 GFA		1,960		6,081		8,041
7:CARPENTRY - FINISH								
7.10 Stair - 13 risers	1	No	73.00	73	155.00	155	228.00	228
38 x 235 mm stringers - 8 m								
38 x 235 mm treads - 13 m								
6.4 mm fir plywood in risers - 14 m								

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
7.20 Select grade fir in handrail 50 mm diameter and brackets	4	m	3.20	13	2.24	9	5.44	22
7.30 Select grade fir in window and door trim, base; 40 x 12 mm - windows 37 m - doors 123 m - base 92 m = TOTAL 252 m	252	m	1.00	252	0.93	234	1.93	486
SUBTOTAL/CARPENTRY - FINISH	7.36	/M2 GFA		338		398		736
8:WINDOWS AND GLAZING								
8.10 Wood window comprising insulated glass sealed unit, 2.4 x 1.5 m in 2 panels	1	No	0.00	0	497.00	497	497.00	497
8.20 Wood framed window with vinyl sliders (0.9 x 0.45 m) double glazed, screen, including hardware	4	No	15.50	62	82.00	328	97.50	390
8.30 Wood framed window with vinyl sliders (1.5 x .9 m) double glazed, screen, including hardware	3	No	0.00	0	162.00	486	162.00	486
8.40 Wood framed window with vinyl sliders (1.2 x .9 m) double glazed, screen, including hardware	2	No	0.00	0	146.00	292	146.00	292

SINGLE DETACHED DWELLING LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
8.50 Wood framed with vinyl sliding units, (.9 x .45 m) double glazed, screen, including hardware	1	No	0.00	0	93.00	93	93.00	93
SUBTOTAL/WINDOWS AND GLAZING	17.58	/M2 GFA		62		1,696		1,758
9:SEALANTS								
9.10 Caulk - exterior (exterior doors, windows, junction of siding and concrete)	137	m	0.18	25	0.11	15	0.29	40
9.20 Caulk - interior (ceramic tile)	10	m	1.03	10	0.54	5	1.57	16
SUBTOTAL/SEALANTS	0.55	/M2 GFA		35		20		55
10:DOORS								
10.10 Exterior - Insulated metal door and wood frame 0.85 x 2.0 m x 35 mm thick, paint grade fir	2	No	24.00	48	186.00	372	210.00	420

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
10.20 Interior - hollow core door and frame rotary cut - mahogany face - 1 No. 0.45 x 2.0 m x 35 mm - 1 No. 0.7 x 2.0 m x 35 mm - 3 No. 0.75 x 2.0 m x 35 mm - 1 No. 0.8 x 2.0 m x 35 mm = 6 No. TOTAL	6	No	11.00	66	38.99	234	49.99	300
10.30 Metal folding closet doors - 2 No. 0.6 x 2.0 m - 2 No. 0.9 x 2.0 m - 1 No. 1.2 x 2.0 m = 5 No. TOTAL	5	No	8.75	44	69.00	345	77.75	389
SUBTOTAL/DOORS	11.09	/M2 GFA		158		951		1,109
11:HARDWARE								
11.10 Lock sets to exterior doors	2	set	15.25	31	22.99	46	38.24	76
11.30 Latch sets	5	set	7.73	39	9.99	50	17.72	89
11.40 Bathroom privacy latch sets	1	set	7.73	8	11.99	12	19.72	20
SUBTOTAL/HARDWARE	1.85	/M2 GFA		77		108		185
12:CERAMIC TILING								
12.10 Ceramic tile 100 x 100 x 6 mm, thinset on drywall	5	m2	29.00	145	23.00	115	52.00	260
SUBTOTAL/CERAMIC TILING	2.60	/M2 GFA		145		115		260

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
13:WALLBOARD								
13.10 Gypsum wallboard, corner bead, taped and sanded 13 mm standard on walls ceiling and around stair openings - walls 345 m2 - stair openings 2 m2 - ceiling 100 m2 = TOTAL 447 m2	447	m2	3.25	1,453	1.94	867	5.19	2,320
13.20 Gypsum wallboard, boarded only 13 mm standard to full height basement wall	95	m2	1.63	155	1.94	184	3.57	339
13.40 Finish to ceilings - textured	84	m2	1.32	111	1.11	93	2.43	204
13.50 Batt insulation RSI - 3.5 (R20) to walls	113	m2	0.77	87	4.30	486	5.07	573
13.60 Cellufibre insulation RSI - 6.0 (R34) blown to attic	100	m2	1.08	108	5.75	575	6.83	683
13.70 Vapour barrier, .102 mm polyethylene	308	m2	0.25	77	0.14	43	0.39	120
13.80 Batt insulation RSI - 1.4 (R8) to full height basement walls	95	m2	0.65	62	2.34	222	2.99	284
SUBTOTAL/WALLBOARD	45.23	/M2 GFA		2,052		2,471		4,523

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
14:FLOORING								
14.10 Sheet vinyl flooring, 0.065 gauge with adhesive to subfloor	12	m2	5.75	69	10.75	129	16.50	198
14.20 Carpet, 20 oz. 100% Nylon with 6 mm (.25") tufted chip foam underlay	73	m2	3.25	237	13.39	977	16.64	1,215
SUBTOTAL/FLOORING	14.13	/M2 GFA		306		1,106		1,413
15:PAINTING								
15.10 Exterior work - Prepare, prime, two coats of enamel paint on wood windows, wood doors and trim	12	m2	4.15	50	1.18	14	5.33	64
15.20 Interior work - Prepare, prime, two coats of latex or semigloss paint to drywall, etc.	440	m2	2.16	950	0.66	290	2.82	1,241
15.30 Two coats urethane varnish on doors and frames	6	No	24.90	149	5.60	34	30.50	183
15.40 Prepare, prime, one coat semigloss on baseboard, shelving	105	m	0.86	90	0.21	22	1.07	112
SUBTOTAL/PAINTING	16.00	/M2 GFA		1,240		360		1,600

SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
16:FITTINGS								
16.10 Shelving - Douglas fir plywood, lipped one edge (450 mm wide)	11	m	3.24	36	4.22	46	7.46	82
16.20 Vanity and cabinets	10	m	33.00	330	205.00	2,050	238.00	2,380
SUBTOTAL/FITTINGS	24.62	/M2 GFA		366		2,096		2,462
17:SPECIALTIES								
17.10 Washroom accessories - one toilet paper holder - one soap dish - one towel bar - one pullout towel bar	4	No	5.50	22	8.00	32	13.50	54
17.20 Medicine cabinet	1	No	11.00	11	35.00	35	46.00	46
17.30 25 mm dia.shower curtain rod, chrome	1	No	6.00	6	7.00	7	13.00	13
17.40 Mail box and house numbers	1	No	5.00	5	23.00	23	28.00	28
17.50 Coat rods, chrome, 18 mm dia.	5	No	3.00	15	5.00	25	8.00	40
SUBTOTAL/SPECIALTIES	1.81	/M2 GFA		59		122		181
18:APPLIANCES								
18.10 Range hood	1	No	16.00	16	99.00	99	115.00	115
SUBTOTAL/APPLIANCES	1.15	/M2 GFA		16		99		115

SINGLE DETACHED DWELLING

LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
19:PLUMBING								
19.10 Complete plumbing including: - 1 No. water closet - 1 No. lavatory basin - 1 No. bath, 1.5m (5') - 1 No. laundry tub (the above Crane or equal) - 1 No. kitchen sink, compartment stainless steel - 1 No. water heater, (33.3 imp. gal.) 152 litres (John Woods or equal) - outside hose bibs (Emco or equal) - rough-in, waste and vent	1	house	775.00	775	1,625.00	1,625	2,400.00	2,400
SUBTOTAL/PLUMBING	24.00	/M2 GFA		775		1,625		2,400
20:HEATING								
20.10 Furnace, gas fired forced-air, CSA approved filter, Honeywell wallmount thermostat with heating anticipator and warm-air plenum humidifier, 125 mm (5") diameter fresh-air duct with intake and return-air plenum, eight 75 mm x 250 mm (3" x 10") Airco supply registers incl. all ductwork	1	house	550.00	550	1,450.00	1,450	2,000.00	2,000
SUBTOTAL/HEATING	20.00	/M2 GFA		550		1,450		2,000

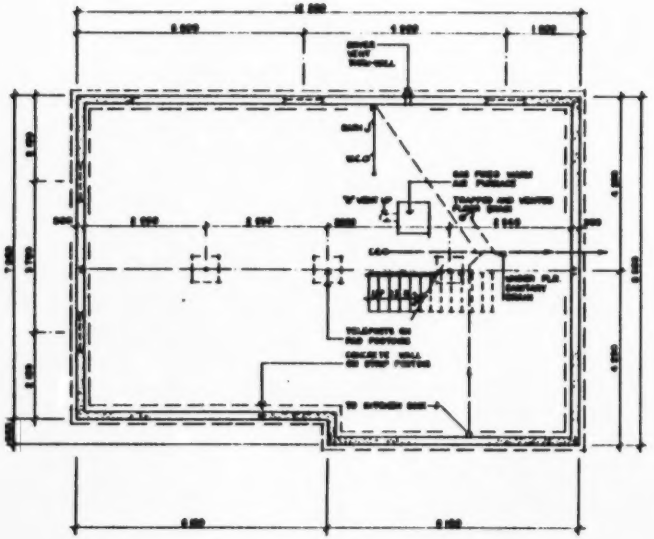
SINGLE DETACHED DWELLING | LLOYDMINSTER

CONSTRUCTION COST ESTIMATE

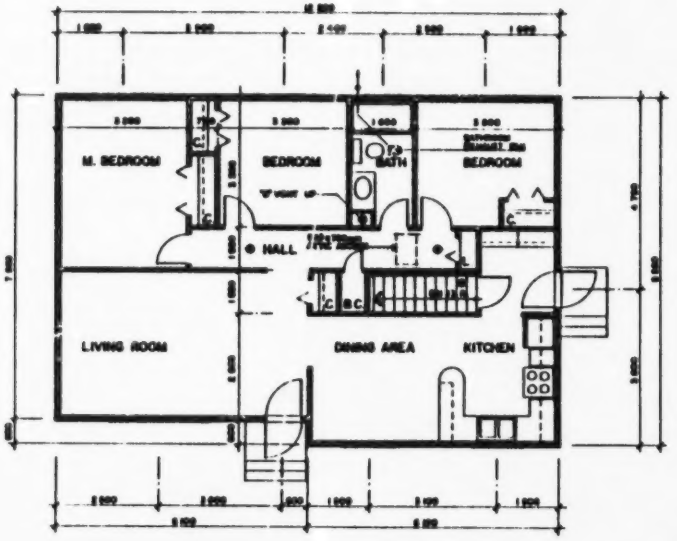
	QUANTITY	UNIT	LABOUR UNIT RATE	LABOUR ITEM COST	MAT/EQUIP UNIT RATE	MAT/EQUIP ITEM COST	TOTAL UNIT RATE	TOTAL COST
21:ELECTRICAL								
21.10 Material only - Lighting fixtures Columbia or equal (ALLOWANCE)	1	house	0.00	0	300.00	300	300.00	300
21.20 Complete electrical installation excluding fixture supply: fixtures, receptacles and power outlets for TV, phone and razor; vent fan, smoke detectors, doorbell with two presses, 100 A service board	1	house	900.00	900	900.00	900	1,800.00	1,800
SUBTOTAL/ELECTRICAL	21.00	/M2 GFA		900		1,200		2,100
22:SITE OVERHEAD								
22.10 Site overhead (ALLOWANCE)	1	house	0.00	0	3,000.00	3,000	3,000.00	3,000
SUBTOTAL/SITE OVERHEAD	30.00	/M2 GFA		0		3,000		3,000
TOTAL/ LLOYDMINSTER	$427.57	/M2 GFA		$12,008		$30,749		$42,757

APPENDIX

Reduced Drawings: Single-Detached Dwelling



BASEMENT / FOUNDATION PLAN

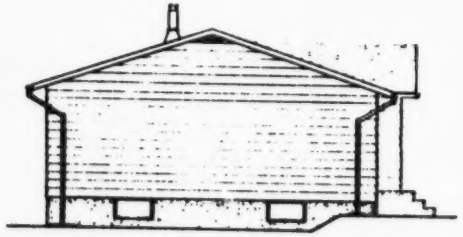


GROUND FLOOR PLAN

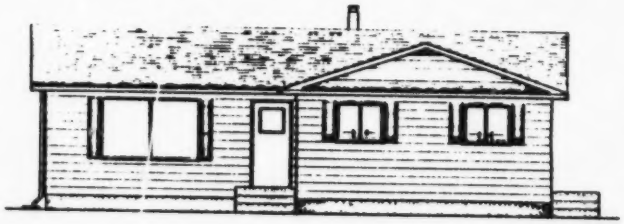
ALBERTA HOUSE COST COMPARISON STUDY

FLOOR PLANS

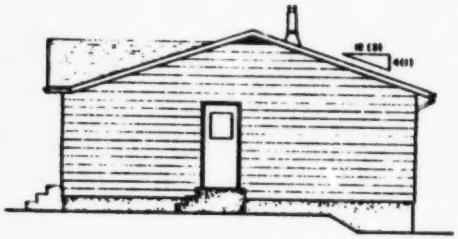
SCALE 1:50



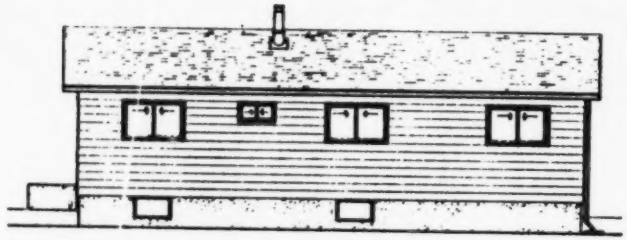
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

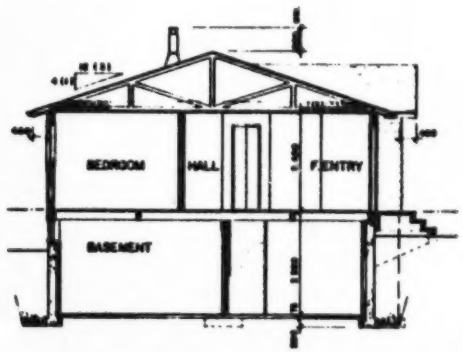


REAR ELEVATION

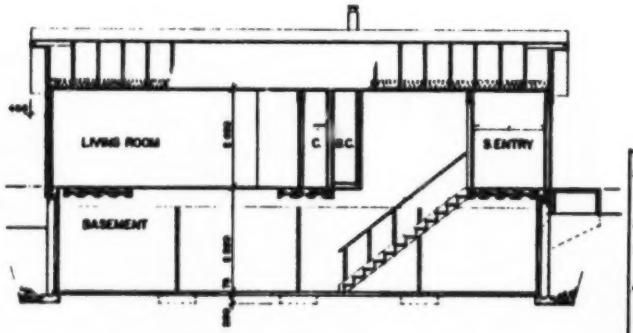
ALBERTA HOUSE COST COMPARISON STUDY

ELEVATIONS

SCALE 1 : 50



SECTION A



SECTION B

EXTERIOR WALLS

- PREFINISHED ALUMINUM SIDING
- ASPHALT FELT BUILDING PAPER
- 9mm EXT. GRADE PLYWOOD SHEATHING
- 38 x 89mm WOOD STUDS @ 400mm O.C.
  NO. 2 GR. SPRUCE OR BETTER
- R24 2.310 BATT INSULATION
- .100mm POLY. VISTOSE BARRIER
- 13mm GYPSUM BOARD TAPED AND SANDED

BASEMENT WALLS

- 2 COATS ASPHALTIC EMULSION DAMPPROOFING
- 200mm - 20MPa POURED CONCRETE REINFORCED
- 19 x 64mm WOOD STRAPPING AT 400mm O.C.
- R12 2.0 BATT INSULATION
- .100mm POLY VAPOUR BARRIER
- 13mm GYPSUM BOARD TAPED AND SANDED
- 200 x 400 - 20MPa CONT. POURED CONCRETE FOOTING, REINFORCED 300mm DIAMETER PERFORATED PLASTIC WEEPING PIPE
- 300mm MIN. CRUSHED GRAVEL COVER

FLOORS

GROUND

- 9mm PLYWOOD SHEATHING SUB FLOOR
- 16mm PLYWOOD SHEATHING SUB FLOOR UNDERLAY
- 38 x 235mm FLOOR JOISTS AT 400mm O.C.
- NO. 2 GRADE SPRUCE OR BETTER
- 3 - 38 x 235mm DOUBLE-HOT BEAM NO. 2 GRADE FIR OR BETTER
- 3 - 25mm DIAMETER x 6.35mm THICK STEEL TELESCOPES ON 635 x 635 x 300mm SQUARE CONCRETE PAD FOOTINGS. TELESCOPES FITTED TOP AND BOTTOM WITH 6.35mm THICK STEEL BEARING PLATES. MIN. SIZE TO BE 300 x 300mm TOP PLATE TO MATCH WIDTH OF SUPPORTED BEAM.

BASEMENT

- 75mm - 20MPa POURED CONCRETE SLAB ON GRADE
- .152mm POLY VAPOUR BARRIER
- 150mm SAND OR GRAVEL BED

ROOF

- ASPHALT SHINGLES
- 12mm EXT. GRADE PLYWOOD SHEATHING
- APPROVED TRUSSES @ 600mm O.C.
- 38 x 89mm NO. 2 GRADE FIR OR BETTER
- R32 6 BLOWN CELLULOSE INSULATION TO ATTIC
- .100mm POLY VAPOUR BARRIER
- 13mm GYPSUM BOARD CEILING

FASCIA

- 25 x 250mm SPRUCE BOARD, PREFINISHED ALUMINUM

SOFFIT

- PREFINISHED ALUMINUM PERFORATED

LANDSCAPING

- PREFINISHED ALUMINUM GA. .5mm WITH FITTINGS

DOWNSPOUT

- PREFINISHED ALUMINUM GA. .57mm. CORRUGATED: RECTANGULAR WITH FITTINGS

FLASHINGS

- GALVANIZED STEEL GA. .457mm AT EAVES, VALLEYS, VENTS, ETC.

STAIRS

FRONT STEPS

- PRECAST CONCRETE WITH SUPPORTING BRACKETS 1560 x 1500 x 600mm - 3 RISERS

SIDE STEPS

- PRECAST CONCRETE WITH SUPPORTING BRACKETS 1200 x 1075 x 600mm - 3 RISERS

BASEMENT

- 38 x 235mm STRINGERS
- 38 x 235mm TREADS
- 6.4mm PLYWOOD RISERS
- 50mm DIAMETER PIN HANDRAIL WITH BRACKETS

MECHANICAL NOTES

1. ALL GAS FIRED APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH "THE GAS PROTECTION ACT AND REGULATIONS PURSUANT TO THAT ACT".
2. PROVIDE ADEQUATE COMBUSTION AIR FOR GAS FIRED FURNACE.
3. ALL DUCTWORK SHALL BE GALVANIZED STEEL IN CONFORMANCE WITH CODE.
4. PROVIDE FRESH AIR DUCT FROM OUTDOORS WITH OUTDOOR SIDED FRESH AIR GRILLE AND CONNECT TO COLD RETURN AIR DUCT UPSTREAM OF FURNACE CIRCULATING FAN.
5. ALL HEATING EQUIPMENT SHALL BE SIZED TO MAINTAIN A TEMPERATURE OF +22°C INSIDE AT MAIN FLOOR WHEN OUTSIDE TEMPERATURE IS -36°C. THE BASEMENT TEMPERATURE MAY BE HELD AT +18°C.

NOTES

1. PROVIDE 500 x 700mm OPENABLE PLYWOOD SKYLIGHT.
2. APPLY FLASHING, FULL WIDTH, OVER ALL EXTERIOR WALL OPENINGS.
3. UNOBSTRUCTED VENT AREA OF NOT LESS THAN 1/300 OF INSULATED CEILING AREA.
4. ANCHORAGE SHALL BE PROVIDED BY EMBEDDING THE ENDS OF THE FIRST FLOOR JOISTS IN CONCRETE, OR FASTENING THE SILL PLATE TO THE FOUNDATION WITH NOT LESS THAN 12.7mm DIAMETER ANCHOR BOLTS SPACED NOT MORE THAN 2.4 m O.C. SUCH ANCHOR BOLTS SHALL BE EMBEDDED NOT LESS THAN 300mm IN THE FOUNDATION AND SO DESIGNED THAT THEY MAY BE TIGHTENED WITHOUT WITHDRAWING THEM FROM THE FOUNDATION.
5. PROVIDE 38 x 38mm CROSS-BRIDGING OR 19 x 64mm CONTINUOUS STRAPPING AT MID-SPAN OR FLOOR JOISTS.
6. APPLY 0.15mm POLYETHYLENE AT ROOF LAYER. EXTENDING FROM EDGE OF ROOF 914mm UP ROOF SLOPE.
7. 10mm PLYWOOD ROOF SHEATHING MAY BE USED AS AN ALTERNATIVE TO 12mm PLYWOOD (SEE ROOF) IF ALL EDGES ARE SUPPORTED.
8. LOWESTOREY AND BASEMENTS SHALL CONFORM TO THE REQUIREMENTS OF SUBSECTION 9.37.15 OF THE ALBERTA BUILDING CODE.
9. ALL ELECTRICAL FACILITIES SHALL COMPLY WITH SUBSECTION 9.35 OF THE ALBERTA BUILDING CODE WHERE APPLICABLE.

ALBERTA HOUSE COST COMPARISON STUDY

SECTIONS

SCALE 1:50

0 0.5 1 2 3 4 5 6m